

APPROVAL OF THE CITY ENGINEER

I, PAUL KASPAR, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF CITY PLANNER

I, MARTIN ZIMMERMANN, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

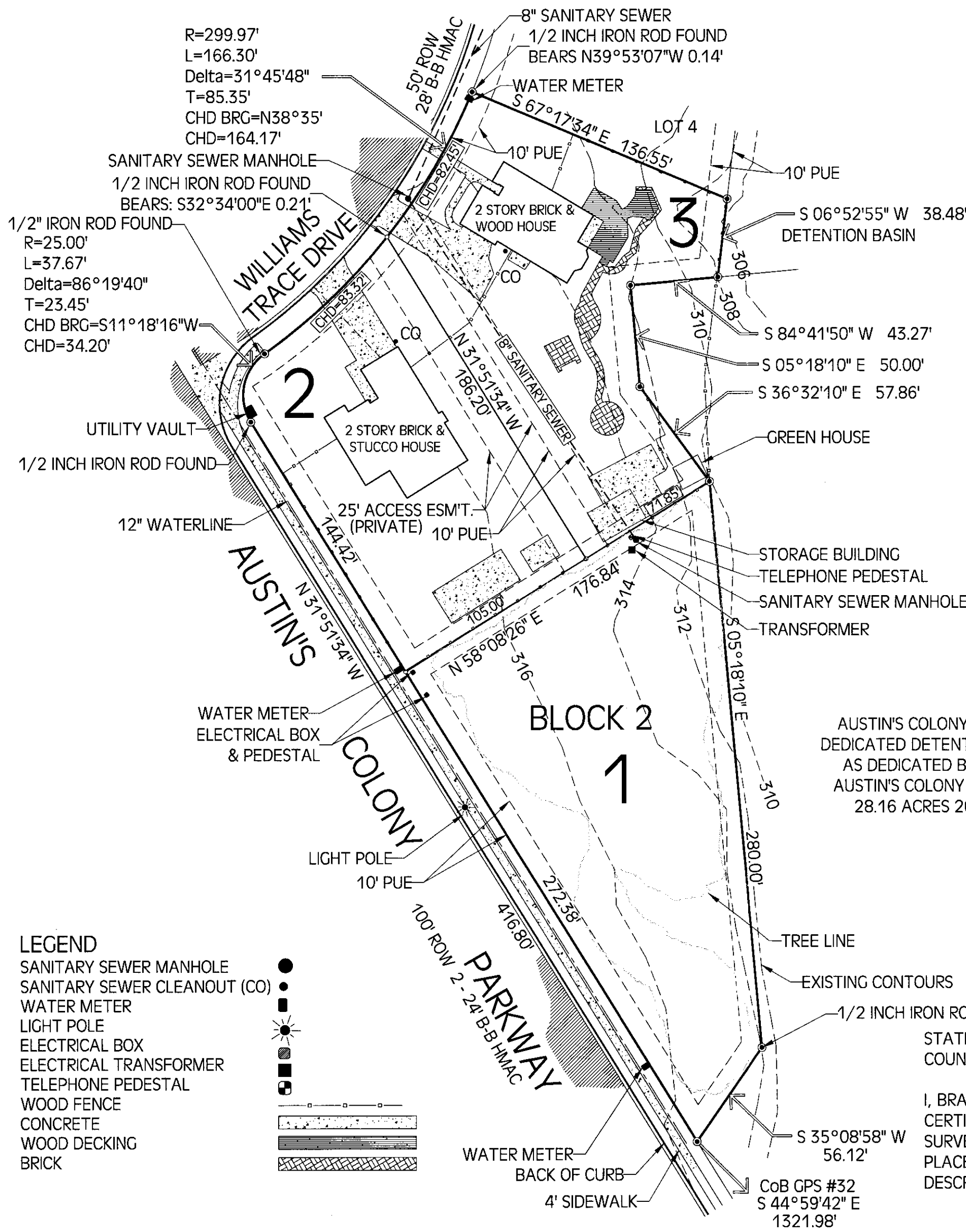
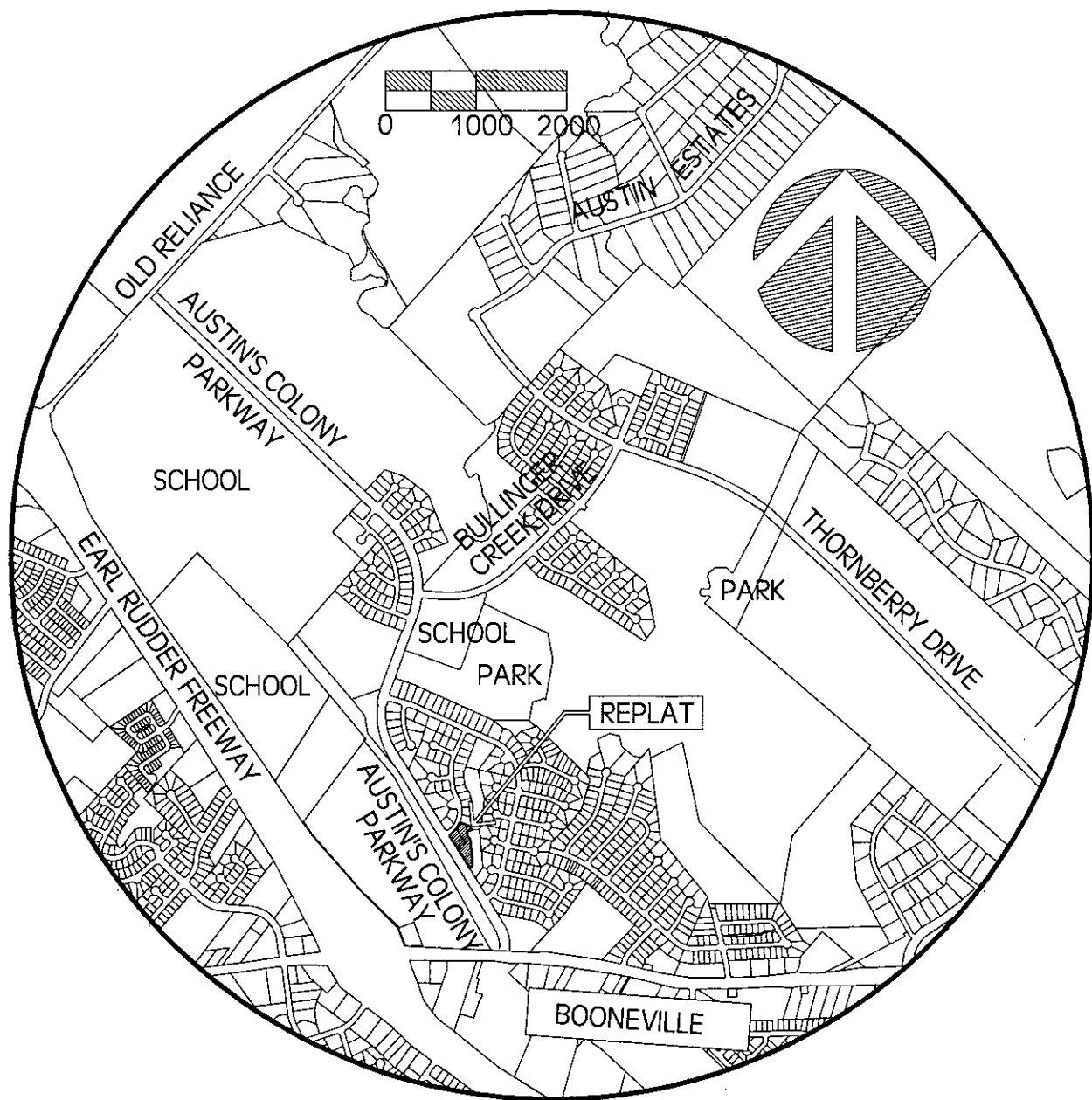
CITY PLANNER, BRYAN, TEXAS

CHAIRMAN OF PLANNING & ZONING COMMISSION

I, SCOTT HICKLE, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 AND SAME WAS DULY APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 BY SAID COMMISSION.

CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS

METES & BOUNDS DESCRIPTION



ORIGINAL PLAT

STATE OF TEXAS  
COUNTY OF BRAZOS

I MARK J. CARRABBA, THE OWNER OF LOT 1 BLOCK 2 OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE AUSTIN'S COLONY SUBDIVISION PHASE 6 AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 3718, PAGE 195, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

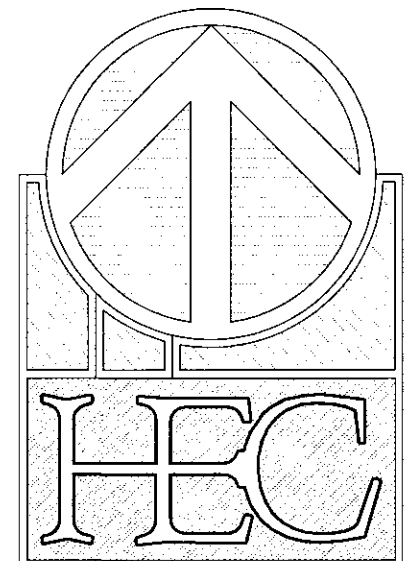
MARK J. CARRABBA, VICE PRESIDENT  
CARRABBA INTERESTS

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK J. CARRABBA, V.P., KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

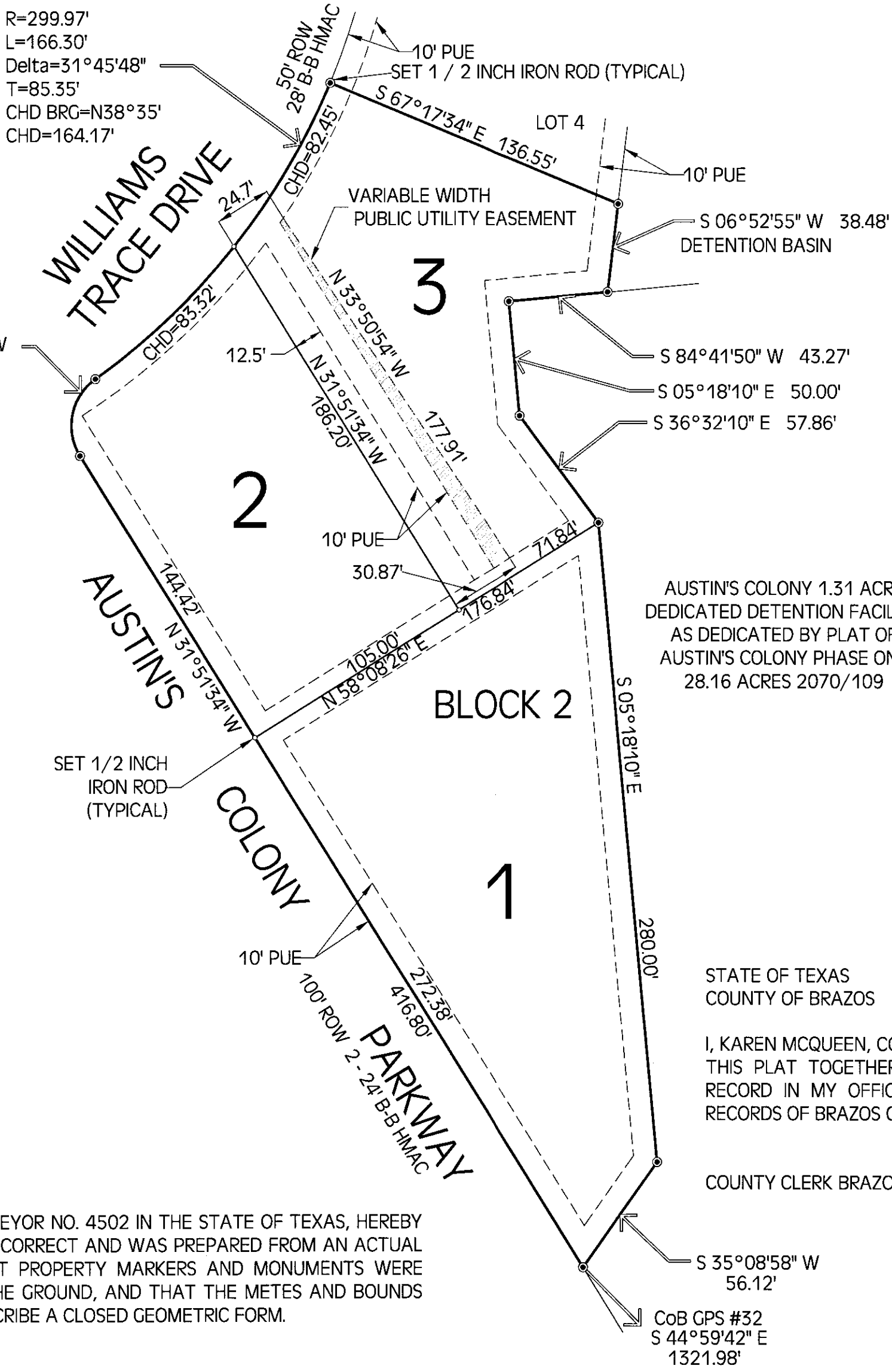
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC, BRAZOS COUNTY, TEXA S \_\_\_\_\_



AUSTIN'S COLONY 1.31 ACRE  
DEDICATED DETENTION FACILITY  
AS DEDICATED BY PLAT OF  
AUSTIN'S COLONY PHASE ONE  
28.16 ACRES 2070/109

REGISTERED PUBLIC LAND SURVEYOR



REPLAT

STATE OF TEXAS  
COUNTY OF BRAZOS

I JAMES A. BURDA, THE OWNER OF LOT 3 BLOCK 2 OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE AUSTIN'S COLONY SUBDIVISION PHASE 6 AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 11292 PAGE 291, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

JAMES A. BURDA

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK J. CARRABBA, V.P., KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC, BRAZOS COUNTY, TEXA S \_\_\_\_\_

AUSTIN'S COLONY 1.31 ACRE  
DEDICATED DETENTION FACILITY  
AS DEDICATED BY PLAT OF  
AUSTIN'S COLONY PHASE ONE  
28.16 ACRES 2070/109

STATE OF TEXAS  
COUNTY OF BRAZOS

I, KAREN MCQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_

COUNTY CLERK BRAZOS COUNTY, TEXAS

GENERAL NOTES:

- 1.) BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN ESTABLISHED FROM GPS OBSERVATION.
- 2.) SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
- 3.) ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
- 4.) NO PORTION OF ALL LOTS ARE IN THE 100-YEAR FLOODPLAIN PER FIRM MAP 480441CO 215F, REVISED APRIL 2, 2014.
- 5.) AUSTIN'S COLONY PARKWAY IS CLASSIFIED AS A MINOR ARTERIAL STREET ON BRYAN'S THOROUGHFARE PLAN. ALL LOTS IN THIS SUBDIVISION SHALL THEREFORE HAVE ADEQUATE MANEUVERING SPACE (E.G., A HAMMERHEAD-TYPE DRIVEWAY), SO VEHICLES WILL NOT BE ALLOWED TO BACK DIRECTLY INTO ADJACENT STREETS, PURSUANT TO BRYAN CODE OF ORDINANCES SECTION 62-296(A)(7).
- 6.) 1 / 2 - INCH IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

REPLAT  
AUSTIN'S COLONY PHASE 6  
BLOCK TWO LOTS 1-3  
1.560 ACRES  
JOHN AUSTIN SURVEY, A-2  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1"=50' JANUARY, 2015

SURVEYOR  
BRAD KERR, R.P.L.S.  
KERR SURVEYING COMPANY  
4104 HWY 21 EAST  
BRYAN, TEXAS 77803  
979-269-3195

OWNER AND DEVELOPER:  
MARK J. CARRABBA, VICE PRESIDENT  
CARRABBA INTERESTS  
4104 HWY 21 EAST  
BRYAN, TEXAS 77802  
979-778-8850

PREPARED BY:  
MICHAEL G. HESTER, P.E.  
HESTER ENGINEERING COMPANY #3476  
7607 EASTMARK DRIVE, SUITE 253-B  
COLLEGE STATION, TEXAS 77840  
979-693-1100 mhester@hester-engr.com